

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on March 24, 2009, at 7 pm in the council chambers, Palmer, Alaska.

Mayor Combs called the meeting to order at 7:03.

B. ROLL CALL

Comprising a quorum of the Council, the following were present:

Brad Hanson	Kevin Brown
Richard Best – via teleconference	Mike Chmielewski
John Combs	Kathrine Vanover – via teleconference
Ken Erbey	

Also in attendance were the following:

Bill Allen, City Manager
Michael Gatti, City Attorney – via teleconference
Janette Bower, City Clerk
Shelly Acteson, Deputy City Clerk

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Chmielewski.

D. APPROVAL OF AGENDA

1. Approval of Consent Agenda
2. Minutes of Previous Meetings
 - a. March 3, 2009, Special Meeting
 - b. March 10, 2009, Regular Meeting

E. COMMUNICATIONS AND APPEARANCE REQUESTS

Item 1 - A Proclamation of the Palmer City Council Proclaiming the Month of April as National Poetry Month

F. AUDIENCE PARTICIPATION

Chris Curtis:

- expanded on the assessment petition;
- spoke against the paving portion of the Blueberry Project; and
- expressed concern with the Council mandate concerning the imposition of debt for residents.

Chuck Felzien:

- spoke in opposition to paving;
- voiced concern with Council forcing debt on residents;
- inquired of the Mayor’s ability to vote; and
- mentioned the assessment petition.

Carol Horner:

- concurred with Mr. Felzien and Mr. Curtis; and
- requested council lower the assessment.

Tony Paden:

- spoke in support of the project.

Dale Fosselman:

- remarked favorably on the project; and
- questioned the interest rate.

Bill Ajbe:

- explained SOAL (Save Our Ag Land);
- commented on annexation of the Inner Springer System; and
- stressed the importance of farming.

Brad Hanson:

- indicated preference for paving; and
- recommended lowering the assessment by \$60,000.

G. PUBLIC HEARINGS

Item 1 – Ordinance No. 09-006-Z-1: Ratifying the Recommendation of the City of Palmer Planning and Zoning Commission Concerning a Requested Amendment to the Zoning Map Instituted by the Commission to Rezone Lot 1 of Lot 1A, Deneke Park, Section 33, Township 18 North, Range 2 East, S.M., Alaska, From C-L, Limited Commercial District to P, Public Use District (IM 09-012)

MOVED BY:	Erbey	To adopt ordinance no. 009-006-Z-1
SECONDED BY:	Best	

Community Development Director Garley:

- explained the legislation.

VOTE ON MAIN MOTION: Carried by unanimous roll call vote			
	Yes:		No:
Chmielewski	Combs	Brown	
Vanover	Best	Hanson	
Erbey			

Item – 2 Ordinance No. 09-007-Z-2: Ratifying the Recommendation of the City of Palmer Planning and Zoning Commission Concerning a Requested Amendment to the Zoning Map

Instituted by the Commission to Rezone Lots 1 and 2 of Raven's Ridge Subdivision, Section 5, Township 17 North, Range 2 East, S.M., Alaska, From R-1, Single Family Residential District to R-1E, Single Family Residential Estate District (IM 09-013)

MOVED BY:	Best	To adopt ordinance no. 009-006-Z-1
SECONDED BY:	Erbey	

Community Development Director Garley:

- explained the legislation.

Council Member Best:

- questioned the necessity of the zoning change.

VOTE ON MAIN MOTION: Carried by unanimous roll call vote			
Yes:			No:
Chmielewski	Combs	Brown	
Vanover	Best	Hanson	
Erbey			

H. BIDS

I. ACTION MEMORANDA

Item 1 –Action Memorandum 09-023: Authorize the City Manager to Execute Amendment No. 2 to the Professional Services Agreement with Independent Contractor Don Carling for a Two Year Contract to Provide Gardening Services

MOVED BY:	Chmielewski	To approve Action Memorandum no. 09-023
SECONDED BY:	Erbey	

Council Member Hanson:

- requested clarification.

Community Services Director Pat Kilmain:

- explained the agreement.

VOTE ON MAIN MOTION: Carried by unanimous roll call vote			
Yes:			No:
Chmielewski	Combs	Brown	
Vanover	Best	Hanson	
Erbey			

Item 2 – Action Memorandum 09-024: Authorize the City Manager to Negotiate and Execute an Amended Professional Services Contract with George Collum for a Period of Five Years for Golf Course Management Services

MOVED BY:	Chmielewski	To approve Action Memorandum 09-024
SECONDED BY:	Erbey	

City Manager Bill Allen:

- expressed accolades for Mr. Collum; and
- addressed concerns with the length of the contract.

Golf Course Manager George Collum:

- expanded on several forthcoming projects;
- reminded Council of his commitment to golf course; and
- commented on returning employees.

Council Member Best:

- remarked favorably on Mr. Collum's dedication to the job.

Council Member Chmielewski:

- expressed kudos to Mr. Collum.

Council Member Hanson

- passed on good wishes to Mr. Collum for a job well done; and
- conveyed concern and uneasiness with the duration of the contract.

Council Member Brown:

- spoke favorably in relation to the duration of the contract; and
- commented on the beautiful view from the golf course.

Council Member Erbey:

- concurred with all the positive remarks.

VOTE ON MAIN MOTION: Carried by unanimous roll call vote			
Yes:			No:
Chmielewski	Combs	Brown	
Vanover	Best	Hanson	
Erbey			

Item 3 – Action Memorandum 09-025: Authorize the City Manager to Negotiate and Execute a Three-Year Contract with the Palmer Museum of History and Art for Visitor Information Services

MOVED BY:	Chmielewski	To approve Action Memorandum 09-025
SECONDED BY:	Erbey	

Community Services Director Pat Kilmain:

- explained the contract; and
- discussed the permanent outdoor restroom facility.

Mayor Combs:

- spoke in favor of the updated restrooms.

Council Member Brown:

- questioned the services provided by the contractor.

Council Member Hanson:

- commented on contract consolidation.

VOTE ON MAIN MOTION: Carried by unanimous roll call vote		
	Yes:	No:
Chmielewski	Combs	Brown
Vanover	Best	Hanson
Erbey		

J. UNFINISHED BUSINESS

Item 1 – Resolution No. 09-006: Establishing a Special Assessment District for the Blueberry Area and Determining the Need and Necessity for Construction of Same (IM 09-009)

MOVED BY:	Erbey	To adopt ordinance no. 009-001
SECONDED BY:	Best	

The motion was brought forth from the March 10, 2009 Regular Meeting.

Mayor Combs requested recusal. There were no objections.

Council Member Hanson requested recusal. There were no objections

Council Member Erbey proceeded as Mayor Pro-Tem:

City Clerk Janette Bower:

- declared the assessment petition sufficient; and
- explained the course of action to Council.

City Manager Allen:

- discussed the City's 46% leakage rate;
- stressed the importance of the whole project;
- reminded Council timing was of the essence;
- discussed the City's one week extension for funding; and
- mentioned the City application for \$14,000,000 in stimulus funds.

Special Projects Assistant Sara Jansen

- explained the assessment amount was 6.5% of the total project cost;
- reminded Council of the main goal of the project;
- stated a variety of assessment methods were discussed before presenting the extrapolation; and
- remarked favorably concerning the average ½ sq ft cost and ½ assessed value method.

Council Member Chmielewski:

- discussed equity for residents;
- voiced concern with the impact on the residents;
- verbalized support of the Blueberry Project; and
- spoke favorably concerning equitable cost distribution.

Council Member Brown:

- spoke in favor of the revised assessment; and
- questioned the fair-mindedness of the individual assessments.

Council Member Best:

- requested the City Attorney investigate Mr. Felzien's allegations.

Council Member Vanover:

- concurred with Council Member Best's investigation request.

City Attorney Gatti:

- requested clarification of the request; and
- recognized the value of additional time to review the allegation.

Public Works Director Carter Cole:

- commented on continued funding source review.

Primary Amendment #1 to Main		
Moved by:	Chmielewski	To reduce the overall assessment for property owners by \$60,000 (22%) and use the average of square foot/assessed value methods.
Seconded by:	Brown	

VOTE ON PRIMARY AMENDMENT #1 Carried by a roll call vote: 5 in favor and 2 recused
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Yes:	No:
Chmielewski	
Vanover	
Brown	
Erbey	
Best	

VOTE ON MAIN MOTION: Carried by a roll call vote: 5 in favor and 2 recused
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Yes:	No:
Chmielewski	
Best	
Brown	
Erbey	
Vanover	

K. NEW BUSINESS

L. CITY MANAGER'S REPORT

M. CITY CLERK'S REPORT

City Clerk Janette Bower reported on the following items:

- Washington Municipal Clerks Association Conference.

N. MAYOR'S REPORT

Mayor Combs reported on the following items:

- Veteran's Medical Center; and
- Shane Woods Memorial Trail.

O. RECORD OF ITEMS PLACED ON THE TABLE

Property owner comments regarding Ordinance 09-006-Z-1 and Ordinance 09-007-Z-2
Blueberry Project computations
Document from Mr. Felzien

P. AUDIENCE PARTICIPATION

Chris Curtis:

- thanked Council for working with the residents.

Carol Horner:

- thanked Council for working with the residents; and
- questioned some of the assessment computations.

Chuck Felzien:

- requested the City Attorney review the allegations presented earlier in the meeting.

Mike Madar:

- expressed disappointment with Council for lowering the assessment; and
- suggested some residents would receive double benefits.

Q. COUNCIL MEMBER COMMENTS

Council Member Brown:

- expressed appreciation for the patience exercised by Council;
- reminded Council that increasing property value also increases property taxes;
- voiced concern with the cost of the assessment reduction;
- requested the City Manager research current interest rates for City debt. Council Member Erbey concurred with the request; and
- thanked Mayor Combs for the proclamation.

Council Member Hanson:

- thanked Council for their participatory deliberations;
- expressed accolades for the Ice Arena staff on behalf of the Palmer Amateur Hockey Association; and
- mentioned his absence March 30 through April 5.

Council Member Chmielewski:

- expressed gratitude to the land owners and Council for their participation in the Blueberry Project process;
- provided details of testifying on bills during a senate sub-committee meeting; and
- commented on Senate Bill 129.

Council Member Erbey:

- reminded council of his nonattendance during the next meeting.

Council Member Best:

- verbalized the importance of accurate computations;
- questioned the lack of an assessment value for City land; and
- spoke against two of the calculation methods.

City Manager Bill Allen:

- stated it is not his intent to utilize general funds or sewer and water funds.

Mayor Combs:

- concurred with Mr. Madar's comments; and
- spoke against the assessment reduction.

R. ADJOURNMENT

With no further business before the council, the meeting adjourned at 9:28 pm.

Approved this fourteenth day of April, 2009.

/s/

John C. Combs, Mayor

/s/

Janette M. Bower, CMC, City Clerk